



# **Initial Regional Assessment: A Conversation Starter**

**Northeastern Minnesota**

**April 4, 2012**



To facilitate a discussion of regional housing needs, Minnesota Housing has taken an initial look at data from the agency's Community Profiles and identified some themes that emerge. This does not reflect a detailed or refined assessment but is intended to be a conversation starter.

## **Themes for Northeastern Minnesota**

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- 1. High Unemployment**
- 2. Opportunities for Affordable Rental Housing**
  - **Areas of high cost burden for renters**
  - **Areas of high rents**
- 3. Opportunities to Provide Housing for Seniors**
  - **Aging population**



The following slides will discuss each of these themes for the region.

## Themes for Northeastern Minnesota (continued)

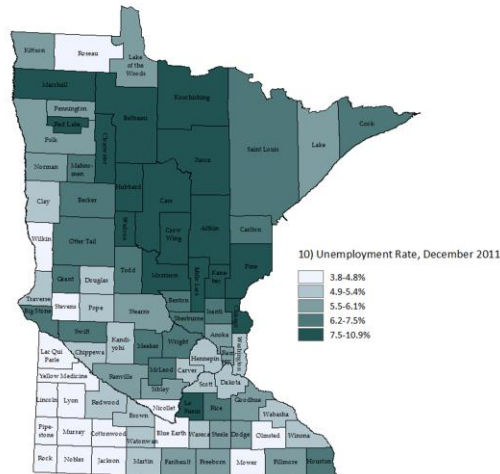
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### 4. Housing in Regional Centers

- **Issues**
  - Younger population
  - More renters
  - Concentration of jobs
  - Older housing stock
- **Opportunities**
  - Increasing homeownership
  - Maintaining aging housing stock



# 1. High Unemployment



Source: Minnesota Dept. of Employment and Economic Development, Local Unemployment Statistics Dec. 2011



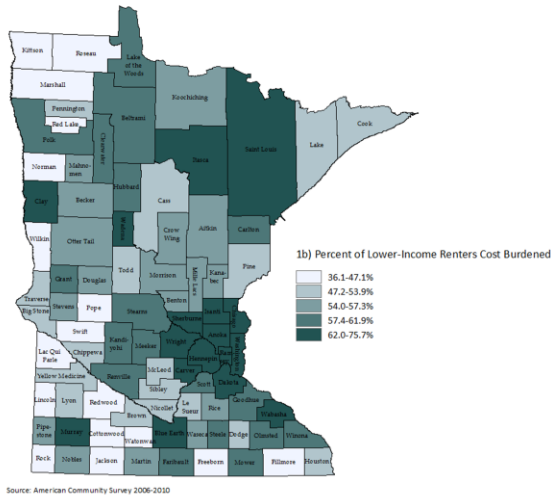
## Reading the Map

This map shows unemployment rates by county.

## Key Points

Northeast Minnesota has some of the highest unemployment rates in the state.

## 2.a. Areas of High Cost Burden for Renters



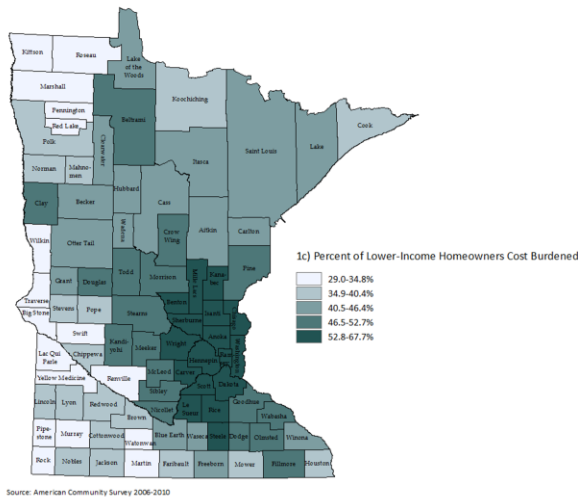
### Reading the Map

This map shows the percentage of low and moderate income (less than \$50,000) renters who are cost burdened by their rent payments.

### Key Points

Outside the Twin Cities metro area, parts of Northeast Minnesota have some of the highest rates of cost burdened renters in the state, particularly St. Louis, Itasca, and Carlton counties.

## 2.a. Areas of High Cost Burden for Renters – vs. Homeowners



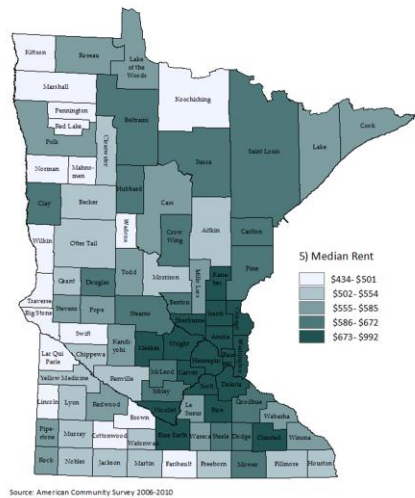
### Reading the Map

This map shows the percentage of low and moderate income (less than \$50,000) homeowners who are cost burdened by their monthly housing payments.

### Key Points

Compared with renters (shown in the previous map), low and moderate income homeowners in Northeast Minnesota are less likely to be cost burdened.

## 2.b. Areas of High Rent



### Reading the Map

This map shows the median rent in each county.

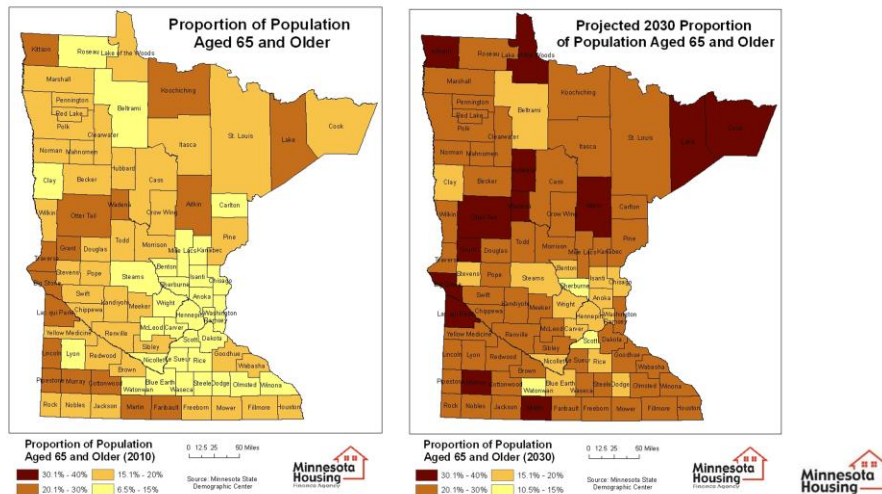
### Key Points

Again, the region has areas of relatively high rent – St. Louis, Itasca, and Carlton counties.

### Implications

The series of maps (2.a. through 2.b.) showing more cost burdened renters and higher rents indicates that affordable rental housing is an area of concern for the region.

### 3. Aging Population – Housing for Seniors



#### Reading the Maps

These maps show the percentage of the population in each county that is age 65 or over today (the left graph) and will be age 65 or over in 2030 (when the last baby boomers will be over 65).

#### Key Points

Along with the western counties, Northeastern Minnesota has an older population.

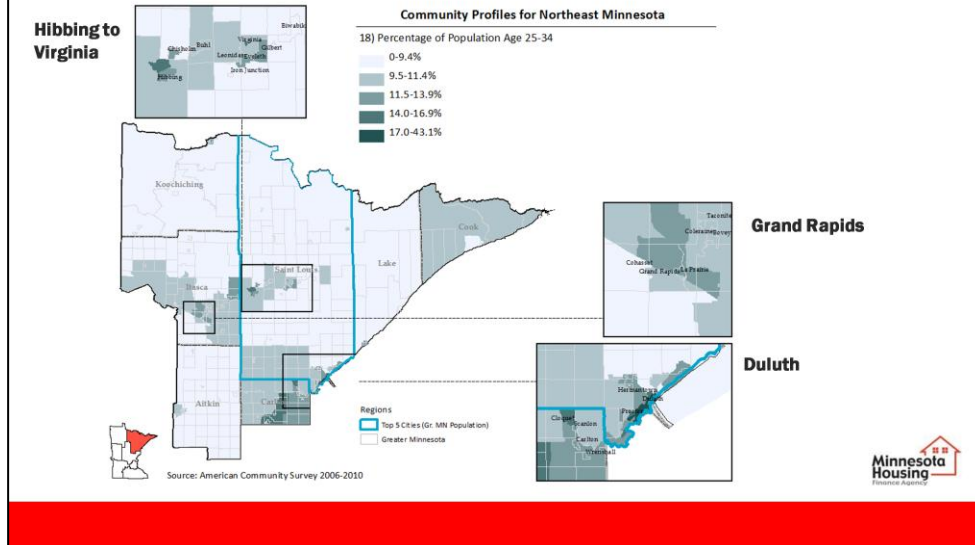
The state will become dramatically older over the next 20 years. In Aitkin, Lake, and Cook counties, seniors will account for over 30 percent the county's population.

#### Implications

Meeting the housing needs of seniors will be a growing issue.



## 4.a. Regional Centers (Zoom in Boxes): Younger Population



If we look at the region more closely, the regional centers are different than the other areas. This map has zoom-in boxes for the areas around Duluth, Grand Rapids, and Hibbing to Virginia.

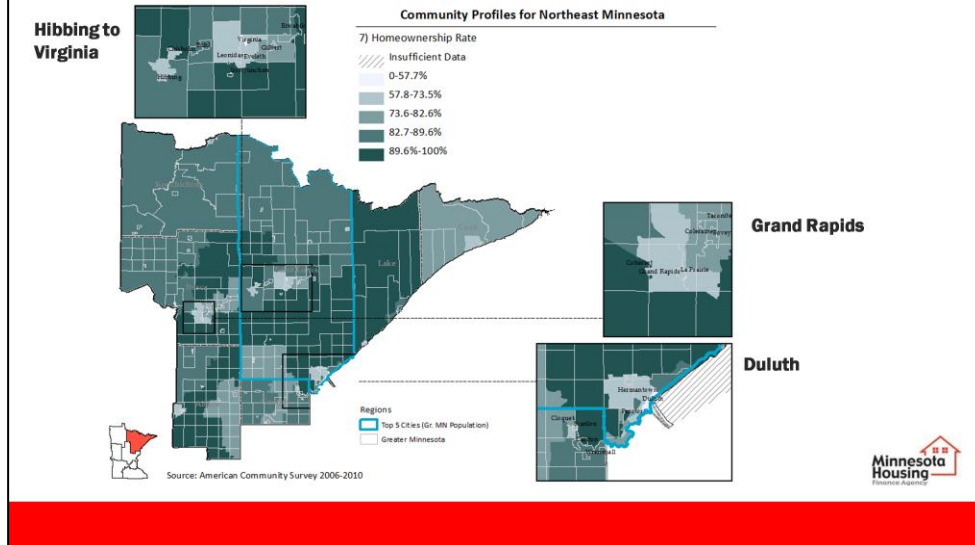
### Reading the Map

This map shows the percentage of the population that is between 25 and 34.

### Key Points

These younger adults are concentrated in the regional centers (darker shades of green).

## 4.b. Regional Centers: More Renters / Lower Homeownership



### Reading the Map

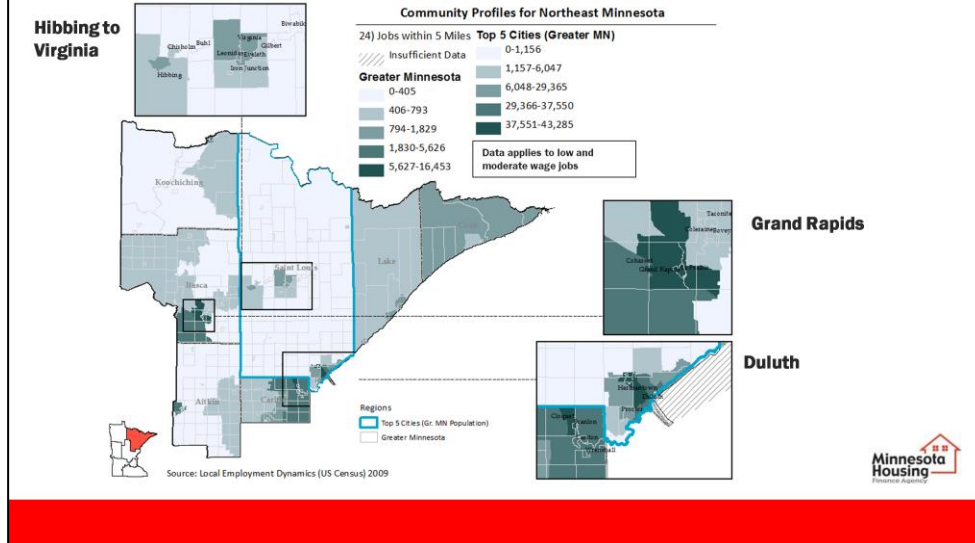
This map shows the homeownership rate by census tract.

### Key Points

The regional centers have more renters (lower homeownership rates reflected by lighter shades of green).

The rest of the region has very high homeownership rates.

## 4.c. Regional Centers: Concentration of Jobs



### Reading the Map

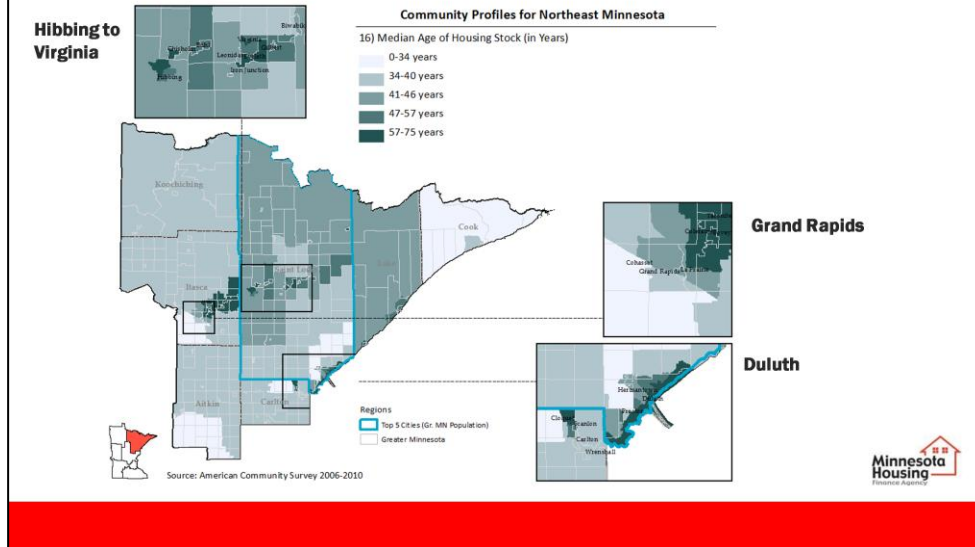
This map shows the number of jobs within 5 miles of a census tract.

Because the concept of a “job center” varies between the Twin Cities metro area, Greater Minnesota counties with a large city, and the rest of Greater Minnesota, each of these three regional types has its own scale for this indicator. This map has one scale for St. Louis county because it contains Duluth (one of the five largest cities in Greater Minnesota) and another scale for the other counties in the region.

### Key Points

Jobs are clearly concentrated in the regional centers.

## 4.d. Regional Centers: Older Housing Stock



### Reading this Map

This map shows the median age of the housing stock in each census tract.

### Key Points

The housing stock is generally older in the regional centers.

### Implications:

This series of maps (4.a. through 4.d.) shows that the regional centers have different housing needs than the rest of the region.

There is an opportunity to increase homeownership and maintain the aging housing stock in these regional centers.

## For More Information Contact

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